# Relake County Economic Development Commission

July 26, 1984

U.S. EPA Vanessa Musgrave 230 S. Dearborn 14th Floor Chicago, IL 60604

RE: Administrative consent order regarding the Johns-Manville Sales Corporation Waukegan facility.

Dear Ms. Musgrave,

The Lake County Economic Development Commission urges swift action by the Environmental Protection Agency, and by the Johns-Manville Corporation in the use of Superfund monies to clean up the entire Manville site in Waukegan, including the asbestos piles, the lagoons and channels, and any contamination within the buildings. Our call for immediate and thorough action is based on safety, recreational, and economic considerations.

## 1) Safety

We are concerned about the health hazards from airborn asbestos from the estimated 600,000 tons of asbestos containing waste which have been deposited on this 120 acre site since 1923. We are also concerned about the release or threat of release of hazardous substances into the ground water. The asbestos pile is only 100 feet from Lake Michigan.

## 2) Recreation

Hundreds of fishermen use the Commonwealth Edison fishing pier which is only a few dozen yards from the asbestos pile. Health hazards to them from inhaling airborn asbestos are unknown. In addition, the Lake Michigan Shoreline Plan, published in November, 1983 by the City of Waukegan, the City of North Chicago and the Waukegan Port Authority (copy attached) calls for continous public access along the shoreline. No responsible recreation or park agency will develop the shoreline here for public accesss until the threat of environmental hazard is removed. Since the Chicago Metropolitan area is in critical need of waterfront recreational resources for its 7 million people, every day that this problem goes unresolved is a day of continuing unmet recreational need for this recreation-hungry population.

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### 3) Economic Considerations

Perhaps as much as a billion dollars in public and private investment is possible on the Waukegan/North Chicago lakefront. That includes new marinas, hotel and convention facilities, completion of the lakefront Parkway, mixed use and residential development. The ponds and lagoons of the Manville plant, now containing hazardous waste, could, if cleaned up, provide much needed marina space on the lakefront. Real estate value of the property will appreciate considerably once the site is cleaned up.

In addition to value of the Manville property itself, the value of neighboring properties and, in fact, the image of lakefront communities, is intricately tied to the hazardous waste problems at both Manville and Outboard Marine. So long as people continue to think of Waukegan as the City of PCB's and asbestos, we will have an ungoing negative image which makes the task of economic development all the more difficult.

### Summary

For reasons of safety, recreation, and economic considerations, we urge you and the Manville Corporation to make swift use of Superfund monies to remove this threat to the air and water of the Waukegan lakeshore.

Sincerely,

LAKE COUNTY ECONOMIC DEVELOPMENT COMMISSION

J. William Baker, Chairman

JWB/WW/jw